

DESIGN REVIEW BOARD - MINUTES
CITY CONFERENCE ROOM 107
June 22, 2006: 4:00 P.M.

1A. Roll Call.

Members present: Bostater, Hinnenkamp, Lynch & Perney,

Members absent: Hamman, Millikin & Renz

Department staff: Burger

1B. Introduction of Guests.

Warren Ediger, Kevin Rome

1C. Additions or corrections to the agenda.

None.

1D. Minutes June 8, 2006.

Minutes were approved as presented.

2. Old Business:

None.

3. New Business:

- 3B. Review of Application #CC06-6 filed by Kevin Rome, 219 N. Santa Fe, requesting the approval of a Certificate of Compatibility to allow the construction of a new outdoor patio area on the rear façade of the Paramount Bar building located at 219 N. Santa Fe. The property is legally described as the North 24.46 feet of Lot 70 on Santa Fe Avenue in the Original Town of Salina, Kansas and addressed as 219 North Santa Fe.**

Mr. Burger presented the staff report as contained in the case file for the property.

Hinnenkamp stated I just want to verify whether adjacent property owners were notified and were there any comments from these business owners. Were there any returned responses from those neighbors?

Mr. Burger stated while we ordinarily contact just adjacent property owners, in this case we sent notice to property owners on the whole 200 Block of Santa Fe and 7th Street. We did receive one phone call from Pat the business owner at Pat's Body Shop, 220 N. 7th Street. He wanted to verify that the patio area would have no external access from the alley and that the patio gate would be used only for trash disposal and emergency exiting. He stated that in the past people entering and exiting the bar at the west door tended to leave a lot of trash and refuse in the alleyway. The body shop's rear windows have also been paneled over to prevent breakage there. He stated that this was not

solely caused by the Paramount and was due somewhat to the public parking lot to the south. The Planning Commission heard the application for a Conditional Use Permit to expand the Paramount Bar with the patio on June 6, 2003. Notices for this application were sent out to property owners within 200 feet. There was some public comment at that meeting basically supporting the outdoor patio and the Conditional Use Permit was approved.

Mr. Hinnenkamp stated fine.

Ms. Perney asked if the applicant or his architect would like to address the Board regarding this application.

Mr. Ediger stated I have some additional colored prints that I would like to pass around in addition to the ones that John has displayed. There were some adjacent property owners who came to the Planning Commission meeting supporting the outdoor patio. The two dissenting votes at that meeting had feelings of general dissent over Downtown bars, not particularly dissent with this particular project. It was more with bar activity and policing in the Downtown area.

Mr. Hinnenkamp stated that was two Board members and not members of the public.

Mr. Ediger stated that was correct. I would be glad to answer any questions that you may have over the project. John did a good job describing it.

Mr. Hinnenkamp asked do any deliveries take place in the alley for this business? Is that a source or path for vendor delivery? I am curious how that will be handled and one thing I see here based on a City issue is that the gate will be used only for emergency exiting. If they are making deliveries in the back how are they going to be done? Are you still intending to use the back for deliveries?

Mr. Ediger stated the exit would be limited to only when patrons are there. This doesn't preclude the vendor opening the gate to bring in deliveries.

Mr. Hinnenkamp stated it would be intended for emergency exiting of patrons but would be open for routine exiting like deliveries and trash disposal.

Mr. Ediger stated the object is that it controls the arrival of patrons to the bar so that they are not arriving at two entrances. They come in the front entrance and would leave by the front.

Mr. Hinnenkamp stated what I have in mind is that you had a parking spot back there or a delivery spot back there which is now going away. I heard John say that there was an agreement for exiting on emergencies out the rear gate. I do not remember who the adjacent tenant is. I believe that is Mr. Wasko. Are they OK with deliveries taking place at the back of their property?

Mr. Rome stated that there is no room back there for semis so you would not be able to get a big delivery truck into that space where the blue car is. The delivery truck will stop where it does today, in the alley, and they bring it in from there. It won't change anything right now as to how they deliver.

Ms. Perney stated they just stop in the alleyway and take it in from there.

Mr. Rome stated that is correct.

Mr. Hinnenkamp asked will this exiting agreement also apply to any future owners of the building? We are only considering the cosmetic elements but we don't want to get bashed on the cosmetic aspects when it is the use that would somewhat control this.

Mr. Ediger stated Dean has a format that he wants to use in this case. My understanding is that he is not making this a formal attachment to the deed. There would be a letter maintained on file. I think that the reason it may not be attached would be the nature of the construction. It's not actually a building. On other properties where we have done something like that where it requires access to the adjacent property there would be a no build easement attached to the deed. He's not requiring them.

Mr. Hinnenkamp asked you guys have covered that aspect of it then. I had a couple more questions relating to that I guess. The trash enclosure, was that an issue? How is that covered?

Mr. Ediger stated Kevin has talked with the Chamber of Commerce about the adjacent property and the parking lot that is leased to the City. There is a corner which he had a photograph of that is not used for parking. It is kind of left over space that is behind these barriers. This space back here is an exposed area and Kevin will build and maintain a trash enclosure for the Paramount and will also be used by the Chamber because they have no enclosure of their own right now. So it will also take care of two dumpsters and put them out of sight.

Mr. Hinnenkamp asked I wanted to verify the materials on the patio fence. Is that a redwood or is that a stained wood product? You have a different appearance on the fencing. Is that just a contrast on the drawing?

Mr. Ediger stated it will likely turn out to be the same color.

Mr. Hinnenkamp stated I think that is a great improvement over what you see on the back of that there today.

Ms. Lynch stated I also think that it looks nice and would be an improvement on this block.

Mr. Hinnenkamp stated as long as the neighbors understand the project and are agreeable on that and that they have had their chance to make any objections. John, I am thinking that we have other spaces in the Downtown that we have other patios.

Mr. Burger stated there are some other examples. The former Greeks Pizzeria uses part of the Campbell Plaza for outdoor dining. Capers has a small covered patio at the rear of their restaurant. Rusty's and Martini's have covered outdoor service areas facing Santa Fe.

Ms. Perney asked just for my edification, what is that little wing wall that comes out there on the south.

Mr. Ediger stated that is actually an existing wood fence enclosure that shields the compressors for the air conditioning on the adjacent building. On the plan drawing which is the actual drawing there are two rectangles in there with X's through them and that's what they are. It doesn't say AC. That was a question that came up at the Planning Commission that this might be the dumpster location but the mechanical units have a fence around them so that they are not visible from off the site.

Mr. Hinnenkamp asked is there any lighting fixtures that will be applied to this general area?

Mr. Ediger stated we haven't included that in the design yet. It will be either portable lighting or fixed lighting. Most of its use will be in the evening and you will need to have lighting out there.

Ms. Perney stated I believe staff has addressed outdoor music in the report. I've been there at the Paramount when the music has been very loud indoors. Are they going to have the loud music piped outdoors or will that be a place where you go to be away from the loud music?

Mr. Rome stated we will have some smaller speakers outside. They won't be huge. I am also like you I like sometimes like to get away from the loud music and anything above background music.

Ms. Perney stated yes there are times that it is so loud that you cannot talk very easily.

Mr. Ediger stated the Planning Commission debated on whether to put restrictions on the outdoor speaker and declined to. It would be governed by the existing noise ordinance which is a decibel limit on it. There is also a consideration of lofts in the immediate area and whether this will affect them.

Ms. Perney stated there are not that many residents in that specific block.

Mr. Hinnenkamp asked John you have somewhat addressed this. What is the clearance in the alleyway for vehicles? Is this covered and is it OK and not an issue?

Mr. Burger stated the alleyway has a 10 foot width and clearance overhead is not a problem. In some alleys south of Ash Street there are barriers preventing traffic from entering sections with the objective of making these more compatible with walking. There are not any permanent barriers on this block in the alleyway that would prevent deliveries. It is a bit tight but they are sufficient to get larger vehicles such as dump trucks in and out at least on this block.

MOTION: Mr. Hinnenkamp stated I would like to make a motion to approve this application under Option No. 2 subject to the final plan that includes the issue of the trash dumpster, exterior signage and lighting. Those issues if approved by the City review be accepted as having considered to be final and accepted by this group here. From the materials that I see I would just like to have the owner and designer finish those last details with review of City staff to complete.

SECOND: Mr. Bostater seconded the motion.

VOTE: Motion approved 4-0.

Ms. Perney stated it looks like we have blessed it.

Ms. Lynch asked what are your open hours there?

Mr. Rome stated two to two.

4. Other Matters.

Mr. Burger stated that we do not have any additional items to bring to you today.

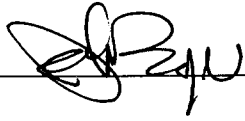
5. The next meeting, if scheduled, will be on July 13, 2006.

Mr. Burger stated that we do have two cases filed which we will bring to you at the July 13, 2006 meeting. One includes wall signs at the former Carroll's Hallmark Shop which is now being used by Hospice Care offices based out of Wichita. The other would involve the renovation of the former Wood's Fashion Cleaners Building at 157 N. 7th Street by Jim Ravenkamp.

6. A motion to adjourn is in order.

Mrs. Perney adjourned the meeting the meeting at 4:40 p.m.

John Burger, Assistant Secretary

A handwritten signature in black ink, appearing to be "B. J. W.", is written over a horizontal line.

Attest:
